

DESIGN, ACCESS & HERITAGE STATEMENT

NEW GLAZED SLIDING DOORS TO REPLACE THE EXISTING REAR BALCONY FRENCH DOORS, AND NEW TRADITIONAL VERTICAL SLIDING TIMBER SASH WINDOW TO REPLACE THE EXISTING REAR ELEVATION TIMBER WINDOW TO FLAT 5, FIRST FLOOR, 188 REGENT'S PARK ROAD, LONDON, NW1 8XP.

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|--|--------|
| 1 - Introduction | Page 2 |
| 2 - Site Context and Heritage Statement | Page 3 |
| 3 - Proposed Design and Materiality | Page 5 |
| 4 - Access, Parking and Public Transport | Page 6 |
| 5 - Trees | Page 6 |
| 6 - Bins & Recycling | Page 6 |
| 7 - Sustainability | Page 6 |
| 8 - Conclusions | Page 6 |
| 9 - Supporting Drawings | Page 7 |



Aerial view showing 188 Regent's Park Road between Primrose Hill to the west and the footbridge towards Chalk Farm and Adelaide Road to the east.



Front street Elevation of numbers 188 and 190 Regent's Park Road showing the location of Flat 5 on the first floor.

1. Introduction

This Design and Access Statement and Heritage Assessment has been prepared in accordance with the guidelines set out in the Commission for Architecture and the Built Environment (CABE's) Design and Access Statements (2006) and the criteria outlined in the 'Historic Environment Good Practice Advice' suite of documents (2015), as issued by Historic England with reference to the National Planning Policy Framework (NPPF) and related guidance given in the Good Practice Advice notes 1, 2, 3 and Advice Note 2.

This document accompanies an application for Full Planning Permission Full Planning Permission for alterations to the existing glazing to the rear elevation balcony, and installation of new slimline double glazed timber sash windows to the rear elevation kitchen window to Flat 5 located on the first floor of numbers 188-190 Regent's Park Road.

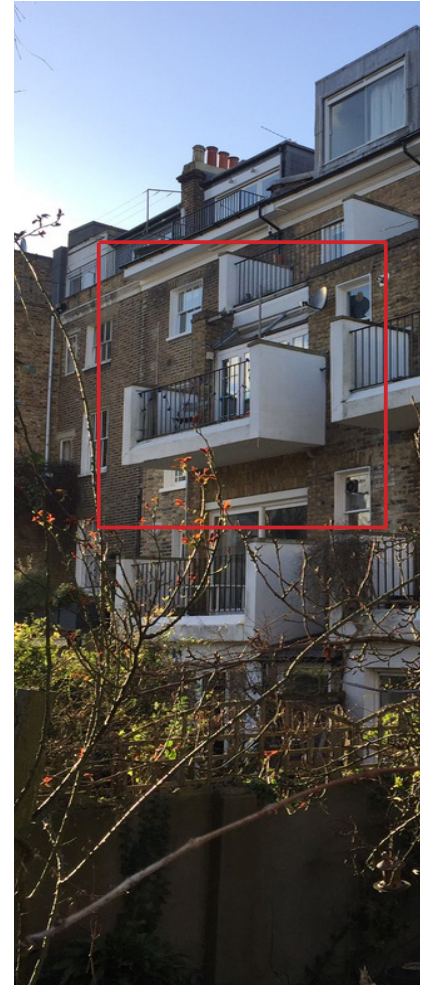


Flat 5, 188 Regent's Park Road - Proposed alterations to the existing rear elevation balcony glazing.

2. Site Context and Heritage Assessment

The subject site is located at the northerly end of Regent's Park Road, close to the junction with Gloucester Avenue and the pedestrian footbridge leading to Adelaide Road and Chalk Farm. The property is located within the Primrose Hill Conservation Area and is noted as a building which makes a positive contribution to the character of the Conservation Area. The Primrose Hill Conservation Area Appraisal document further notes that:

On the north east side of the road is a group of residential villa style properties which are three storeys high and form three small groups set back from the road behind substantial front gardens bounded by medium height brick walls and containing numerous mature trees. Two of these villa groups form almost symmetrical compositions of five buildings with white/cream painted stucco facades, bay windows and stucco porches. The third group is a semi detached pair which is similar in style to the Bassett villas on Gloucester Crescent, being constructed in London yellow stock brick with highly decorative brickwork and painted stucco features. The rear gardens and side elevations of these properties are also highly visible from Gloucester Avenue and the last pair have been designed with numerous decorative features to these elevations, including pediments and bay windows.



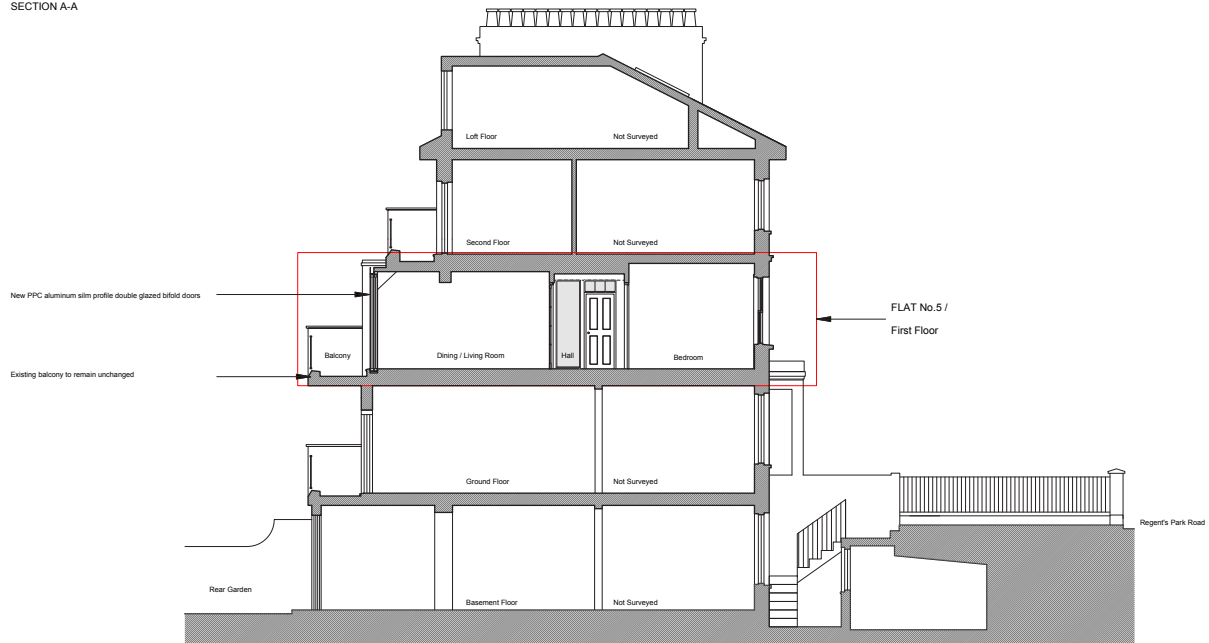
Left: Interior view of the existing balcony glazing to Flat 5. Right: Rear Elevation to numbers 188 and 190 Regent's Park Road as viewed from Gloucester Avenue,

Flat 5, 188 Regent's Park Road is situated on the first floor (third storey above ground and basement) of 190 Regent's Park Road, accessed through the former front door of number 188. The two houses form part of the centre section of a suite of five stucco fronted former houses, arranged to read as a symmetrical villa, set back from the road behind trees and an area of paved front garden.

Each house retains the original stucco raised portico and columns. Numbers 188 and 190 have undergone substantial interior and exterior refurbishment and remodelling over the past 50 years, to form 7 flats registered at number 188, and 1 no. flat at number 190.

To the rear elevation, substantial alterations have been made to form protruding balconies at ground, first and second floor levels. The flat retains the two original large timber sash windows to the front elevation. To the rear there is a single modern timber sash window to the kitchen and timber french doors and a with conservatory style glazed panel above to the balcony.

SECTION A-A



FLAT No.5 FLOOR PLAN

Proposed alterations to the existing rear elevation balcony glazing.

3. Proposed Design and Materiality

The proposals submitted here represent the replacement of the existing rear balcony glazing, and installation of new slimline double glazed timber sash window to the rear elevation kitchen.

The proposed balcony glazing comprises new high performance double glazed bifold doors with slim profile powder coated aluminium frames and integral glazing bars to both reflect the existing windows and correspond to the neighbouring balcony doors. The upper glazed panel will also be raised to match the neighbouring flat. The existing glazing is thermally inefficient and in poor condition, and in need of replacement.

The proposed timber sash window to the rear elevation will be made to match the existing proportions and joinery details of the original rear elevation sash windows, fabricated to a high standard of workmanship to retain the profile and thickness of frames and glazing bars whilst accommodating slimline double glazed panes.

The proposed works are designed to retain and reflect the character and proportions of the existing house, specifically enhancing the glanced view from Gloucester Avenue. The works represent minor exterior alterations to the existing rear elevation fenestration reflecting and enhancing the existing historic setting and the overall character of the Primrose Hill Conservation Area.

4. Access, Parking and Public Transport

The proposals will have no impact on the existing parking, access and accessibility to the property. Regent's Park Road has on-street residents parking bays to either side, and numerous pay to park metered bays.

The proposals will have no impact on the existing on street car parking. The site is extremely well located for walking and cycling to local amenities and access to public transport, with bus routes from Adelaide Road and Haverstock Hill and tube routes from Chalk Farm Northern Line a short walk across the pedestrian bridge, and to the south, Prince Albert Road towards St Johns Wood.

5. Bins & Recycling

Wheelie bins are currently stored and collected from bin stores situated within the communal paved front garden area. This space is separated from the pavement by an attractive low brick wall and metal railings.

Collection days are Wednesdays with weekly collection of food waste and recycling, and fortnightly collection of domestic refuse.

6. Trees

No trees are affected by the proposed alterations.

7. Sustainability

The proposed works comprise the careful installation of high quality glazing and reinstatement of all reveals and affected areas exactly to match the detailing of the existing building. The works will incorporate sustainable materials and include recycling brickwork or metal where possible during the construction. All new elements will be constructed accordance with and to exceed Building Regulations Part L, and provide high levels of insulation and air tightness to the new envelope.

Regarding the interior refurbishment works, all new lights will incorporate energy efficient (LED) light fittings. All new plumbing fittings specified will take water saving into consideration. The scheme will provide increased levels of natural daylight and maximise the existing balcony amenity space.

8. Conclusions

The application proposals are carefully designed to make a positive contribution to the appearance, character, quality and local distinctiveness of the setting and context. with high quality. Works will be executed to a high standard, and will substantially improve the thermal performance and energy efficiency in line with Building Regulations and to reflect the aspirations of the Borough.

The proposals comply with the National Planning Policy Framework, the London Plan and the Camden Local Plan, and on the basis of this assessment we would conclude that the scheme presents significant aesthetic and policy benefits for the building and the locality.

In summary, the alterations are modest in scale; in keeping with the existing building and Conservation Area; and represent a substantial contribution to the Conservation Area and the existing streetscape.

9. Supporting Drawings

The following drawings have been submitted in support of this application:

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|-------------|---------------------------------------|
| 2025_EX_001 | SITE LOCATION PLAN |
| 2025_EX_200 | FLOOR PLAN AND SECTION AS EXISTING |
| 2025_EX_300 | FRONT AND REAR ELEVATIONS AS EXISTING |
| 2025_PA_002 | BLOCK PLAN |
| 2025_PA_200 | FLOOR PLAN AND SECTION AS PROPOSED |
| 2025_PA_300 | FRONT AND REAR ELEVATIONS AS PROPOSED |

